

Sold



190 To 250 Dunville Loop Road, Rylstone



## 190 TO 250 DUNVILLE LOOP ROAD RYLSTONE NSW

**190/250 Dunville loop Rd** is conveniently located 105 Km west of Lithgow and 75 Km East of Mudgee. An easy 20 minute drive will have you in Kandos or Rylstone townships. Sydney is approximately 3 to 3.5 hrs drive.

**190/250 Dunville loop Rd** is approximately 200 acres located just 22km East of Rylstone NSW and overlooks the stunning Capertee Valley sandstone escarpments. Access to the property is 2km along Dunville Loop Road (gravel) which runs off Glen Alice Road (sealed).

An undulating and flat grazing property with soft alluvial productive flats that includes an approximately 8 acre productive Lucerne stand. Large stands of eucalypt shade trees, 6 accessible dams and improved pastures in each of the 7 main paddocks and lanes to the steel cattle yards making **190/250 Dunville loop Rd** easily managed.

Vendors have run stock numbers of up to 48 hd of Angus and Angus cross breeding cows and their calves as well as previous years calves. Previous years calves are usually taken to feedlot weights or restocker markets pending season. The Lucerne stand is cut and baled to fill the winter feed gap if required or sold.

**190/250 Dunville Loop Rd** boasts a 4 bedroom homestead, plus media room and drop down stair case to a spacious loft. The council approved home is only 3 years old and was designed for family living. A well fitted out home with quality appliances and finish. Reverse cycle air and high ceilings promote spacious comfortable open plan living. Plumbed to crystal clear water, the 86,000 litre rainwater tank is filled by catchment from roof areas with large storage backup.

The modern kitchen and dining look out over the surrounding landscape through large glass windows and sliding doors. Wrap around verandahs allow for under

🛏 4 🚿 2 📄 200.00 ac

Price	SOLD for \$1,750,000
Property Type	Residential
Property ID	144
Land Area	200.00 ac

### AGENT DETAILS

### OFFICE DETAILS

Rylstone  
74 Louee Street Rylstone NSW 2849  
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cover dining or relaxation highlighting the view of the surrounding rural vista of grazing land and mountain escarpment backdrops of the Capertee Valley.

A huge shed being a mains powered is a Colourbond 10x24M shed plus a 3m awning, all with cement floor. 2 x High roller doors for caravan of large machinery access and plumbed to 2 x 27,500 litre tanks and Calpeda pump for Garden water

A second residence is on farm as a shed/dwelling. The 20x10m shed has an open plan kitchen, toilet and laundry. Fully liveable with gas stove and cooktop and electric hot water. A wood heater for additional heating is in the living area. Water is supplied by a 75,000litre rainwater tank and Calpeda pump. It has 2 large roller doors to access the large shed area.

This property has 2 separate titles and is available in 100 acre portions upon negotiation. Contact Selling agent Steve Rose for a full information memorandum for the property and inspect quickly!

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